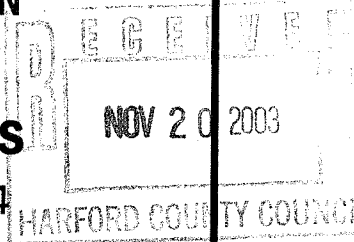


STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014



Case No. 5389
Date Filed 11-18-03
Hearing Date _____
Receipt _____
Fee 450.00

Shaded Areas for Office Use Only

Type of Application	Nature of Request and Section(s) of Code
<input type="checkbox"/> Administrative Decision/Interpretation	CASE 5389 MAP 33 TYPE Variance
<input type="checkbox"/> Special Exception	
<input type="checkbox"/> Use Variance	ELECTION DISTRICT 3 LOCATION 123 Bower Lane, Forest Hill, Md. 21050
<input type="checkbox"/> Change/Extension of Non-Conforming Use	BY NVR Inc., 6085 Marshalee Drive, Ste. 130, Elkridge, Md. 21078
<input type="checkbox"/> Minor Area Variance	Contract Purchaser: Bradley A. & Donna B. Hartsoe, 634 Prestwick Terrace, Bel Air, Md. 21014
<input type="checkbox"/> Area Variance	Appealed because a variance pursuant to Section 267-35B, Table III of the Harford County Code to
<input checked="" type="checkbox"/> Variance from Requirements of the Code	permit a single family detached dwelling to contain more than 3 stories (4 stories proposed) in a RR
<input type="checkbox"/> Zoning Map/Drafting Correction	District requires approval by the Board.
<input type="checkbox"/>	

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name NVR, Inc. Phone Number call attorney

Address 6085 Marshalee Drive, Suite 130 Elkridge MD 21075
Street Number Street City State Zip Code

Co-Applicant N/A Phone Number _____

Address _____
Street Number Street City State Zip Code

Contract Purchaser Bradley A. Hartsoe
Donna Buettner Hartsoe Phone Number call attorney

Address 634 Prestwick Terrace Bel Air MD 21014
Street Number Street City State Zip Code

Attorney/Representative John J. Gessner Phone Number 410-893-7500

Address 11 S. Main Street, P. O. Box 1776 Bel Air MD 21014
Street Number Street City State Zip Code

Land Description

Address and Location of Property 123 Bower Lane Colvard Manor

Subdivision Colvard Manor Lot Number 6

Acreage/Lot Size 1.15 Election District 3 Zoning RR

Tax Map No. 33 Grid No. 3E Parcel 438 Water/Sewer: Private X Public

List ALL structures on property and current use: single family detached residential dwelling; residential

Estimated time required to present case: 30 minutes

If this Appeal is in reference to a Building Permit, state number 2003218B0080

Would approval of this petition violate the covenants and restrictions for your property? N/A

Is this property located within the County's Chesapeake Bay Critical Area? Yes No X

If so, what is the Critical Area Land Use designations:

Is this request the result of a zoning enforcement investigation? Yes No X

Is this request within one (1) mile of any incorporated town limits? Yes No X

Request

See attached

Justification

See attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

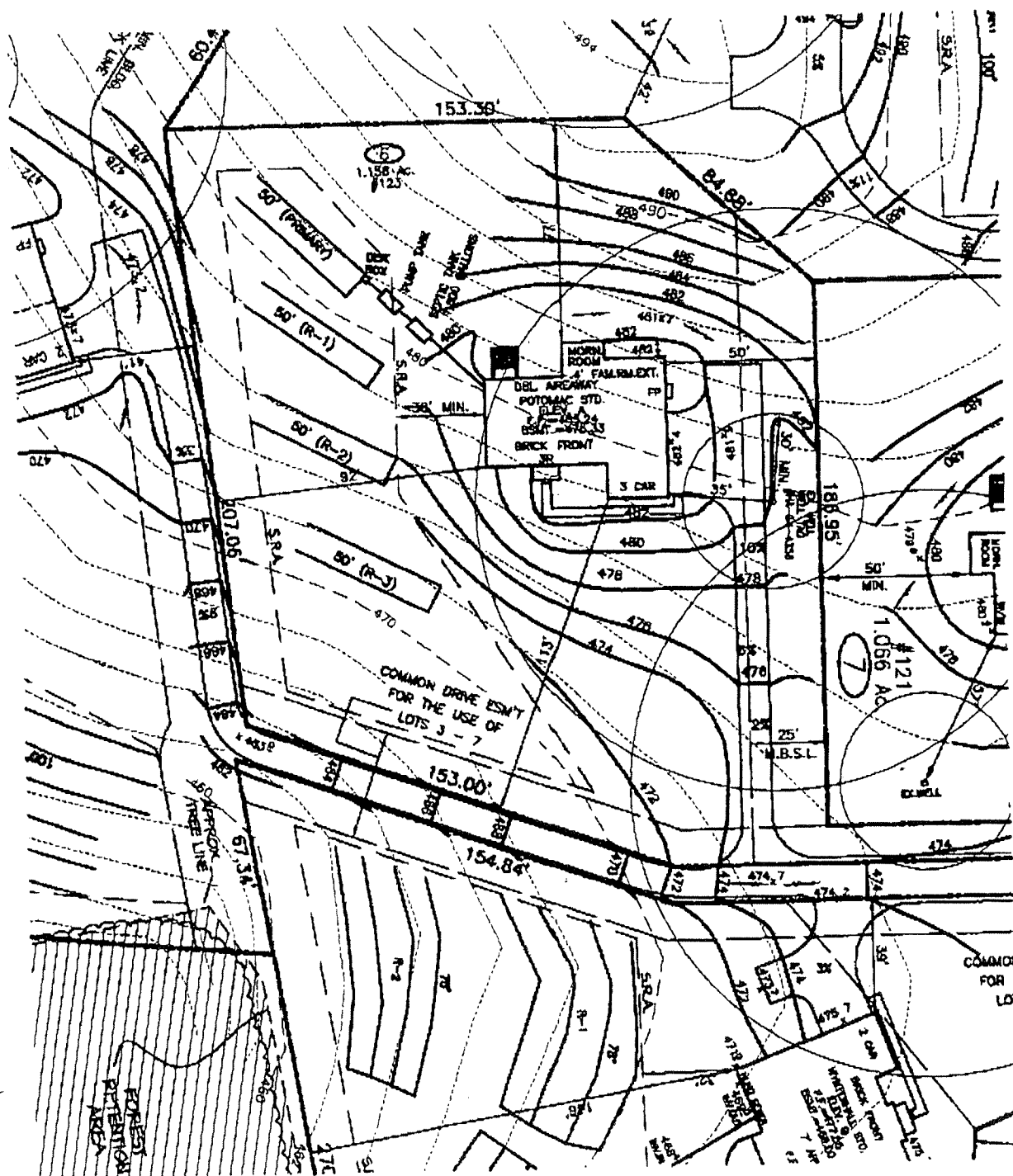
ATTACHMENT TO APPLICATION OF NVR, INC.

REQUEST:

A variance from the provisions of Section 267-35(B), Table III, of the Harford County Zoning Code ("Code") to permit a single family detached dwelling to be constructed on the subject property, zoned RR, Rural Residential, containing more than three (3) stories (four (4) stories proposed) as shown on the site plan attached hereto.

JUSTIFICATION:

By reason of the uniqueness of the property or topographical conditions, the literal enforcement of the Code would result in practical difficulty to the applicant. Granting the requested variance will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.



Address- 123 Bowler Lane
Forest Hill Md